

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION  
DECEMBER 2, 2003**

The regular session of the Auburn City Planning Commission was called to order on December 2, 2003 at 6:30 p.m. by Chairman Nesbitt in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Hale, Manning, McCord, Smith, Chrm. Nesbitt

**COMMISSIONERS ABSENT:** None.

**STAFF PRESENT:** Will Wong, Community Development Director; Reg Murray, Associate Planner; James Michaels, Assistant Planner; Janet Ferro, Administrative Assistant

**ITEM I: CALL TO ORDER**

**ITEM II: PLEDGE OF ALLEGIANCE**

**ITEM III: APPROVAL OF MINUTES**

None.

**ITEM IV: PUBLIC COMMENT**

Chrm. Nesbitt offered condolences to Michael Kent Murphy, local architect who has worked with the Commission on projects in the past, on the loss of his daughter.

**ITEM V: PUBLIC HEARING ITEMS**

- A. Civic Design – 1240 High Street (Auburn Towers) – File CD 03-9.** The applicant requests approval of a Civic Design for the remodel of an existing two-story professional office building located at 1240 High Street.

Comm. Manning recused himself as he is an owner of adjacent property.

James Michaels gave the staff report. The Auburn Towers project originally included two phases of development. The developer has now revised the project by withdrawing the two phase development plan and is now requesting Civic Design approval to renovate the existing two-story office building with a 7,668 square foot two-story addition, with the project to be completed in a single phase. He gave additional information on the architectural plans, building materials, access and egress, and parking. He noted that staff recommends approval subject to the conditions listed.

Comm. Hale pointed out a condition that states the parking lot shall provide a minimum fifty percent canopy cover at maturity; the developer shall work with staff to provide trees with a higher/larger canopy at maturity and prune the oleanders to tree form within planter areas adjacent to parking stalls 29-35 and 36-42; and to provide trees with a higher/larger canopy at maturity within the northern planter area adjacent to parking stalls 17-28. She wanted to be sure that this was noted and would be followed up for compliance.

The public hearing was opened.

Brian Bisnett of Bisnett Design Associates, land planners and landscape architect for the project, gave additional details and responded to Commissioner's questions.

The public hearing was closed.

The Commissioners all stated that they liked the project.

Comm. Smith **MOVED** to find the project Categorically Exempt from the California Environmental Quality Act per Section 15332, and to approve the Civic Design for Auburn Towers, 1240 High Street, subject to the conditions listed in Exhibit A of the staff report

Comm. McCord **SECONDED**.

AYES:	Hale, McCord, Smith Chrm. Nesbitt
NOES:	None
ABSTAIN:	Manning
ABSENT:	None

The motion was approved.

The chairman announced the 10-day appeal period.

**B. Ordinance Amendment for Design Review and Historic Preservation.**

The City of Auburn proposes to revise the Zoning Ordinance by adopting a Design Review Ordinance and a Historic Preservation Ordinance, thereby replacing Article 8 (Design Control) of the current ordinance. The Design Review Ordinance clarifies the development procedures for the City and the Historic Preservation Ordinance provides for the protection of historic properties within the Historic Design Review District and establishes the procedures and responsibilities related to development within the district. The zoning Ordinance sections being amended include: 9-4.115; 9-4.517; 9-4.(801-819); 9-4.1005; 9-4.1006, and 9-4.1009. *THIS ITEM WAS CONTINUED FROM THE PLANNING COMMISSION MEETING OF NOVEMBER 4, 2003.*

Reg Murray gave the staff report. He discussed the existing design guidelines for the old town/downtown area and noted that the goal tonight is to review these existing guidelines to determine if there are changes or updates that need to be made. He reminded the Commission that there are standards in the guidelines for single-family residential so that as the process is amended single-family residences could be included on a voluntary basis.

The public hearing was opened.

Donna Howell, a member of the original Historic Preservation Task Force, pointed out several areas of inconsistency and had suggestions to update the guidelines. Her information was reviewed and discussed with the Commissioners.

The public hearing was closed.

The Planning Commissioners systematically reviewed the existing design guidelines with many suggestions for updating the information. Staff will return at a future meeting with proposed revisions as discussed tonight.

Comm. Smith **MOVED** to continue the meeting to December 16, 2003.

Comm Manning **SECONDED**.

The motion was approved by voice vote.

**ITEM VI. PLANNING COMMISSION BUSINESS**

- A.** Consider initiating an ordinance amendment to update Article 9 of the Zoning Ordinance for off-street parking and loading.

Director Wong presented examples of parking regulations in three nearby jurisdictions for comparison with Auburns. The Commission discussed whether they would do a complete overhaul of the parking ordinance or simply increase parking spaces at this time. Staff will return at a future meeting with specific recommendations based on this discussion.

**ITEM VI: COMMUNITY DEVELOPMENT DEPARTMENT  
FOLLOW-UP REPORTS**

- A.** City Council Meetings

Director Wong reviewed recent City Council meetings.

- B.** Future Planning Commission Meetings

The next Planning Commission meeting will be December 20, 2003.

- C.** Reports

None

**ITEM VII: PLANNING COMMISSION REPORTS**

None.

**ITEM VIII: FUTURE PLANNING COMMISSION AGENDA ITEMS**

**ITEM IX: ADJOURNMENT**

The meeting was adjourned at 9:26 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Secretary